

CONCEPT REVIEW - NEW ITEM1. **601 E MICHELTORENA ST**

C-O Zone

Assessor's Parcel Number: 027-270-030
 Application Number: MST2003-00827
 Agent: Ken Marshall
 Architect: Brian Cearnal
 Owner: Santa Barbara Cottage Hospital Foundation

(The proposed St. Francis Residential Project is located on a 5.94-acre site that is bounded by Grand Avenue on the north, Micheltorena Street on the south, California Street on the east and Arrellaga Street on the west. The proposed St. Francis Residential Project would remove the existing St. Francis Hospital buildings, totaling approximately 189,000 square feet, and replace them with 115 residential condominiums that would be occupied by Cottage Hospital Employees. of the 115 residential condominiums, ten (10) one-bedroom units, sixty-five (65) two-bedroom units, and forty (40) three-bedroom units are proposed. Existing grading and infrastructure, such as the existing parking structures and retaining walls, would be used to the maximum extent feasible. The applications required to carry out this project are expected to be a Tentative Subdivision Map, Final Map and Lot Merger, Rezone to adjust the C-O/R-2 zone line to follow the proposed property lines, and Lot Area Modification.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP, LOT MERGER, LOT AREA MODIFICATION, AND CITY COUNCIL APPROVAL FOR THE REZONE.)

(3:21)

Brian Cearnal, Architect, Ron Biscarro, Cottage Hospital, Katie O'Reiley-Rogers, Landscape Architect, and Jessica Grant, Associate Planner, present.

Staff Comment: Ms. Grant stated that this project has undergone three neighborhood meetings and a concept review by the Planning Commission in December 2003. The Bungalow Neighborhood Association and the applicants have submitted a request for a rezone of the project site. The rezone request will be scheduled before the City Council in about one month.

Public comment opened at 3:55 p.m.

Joseph Rution read a letter into the record noting that the Bungalow Haven Neighborhood Association has filed a formal request for rezone of the property upon which this is project is proposed.

Public comment closed at 3:57 p.m.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The project is very well conceived and is successful in its overall use and concept. SITE: 2) The Board appreciates the movement for more open space as requested by the Planning Commission, such as the public space adjacent to the neighborhood. 3) The front-pocket park of terrace one should visually look more connected to the street by softening and enhancing the significant existing retaining wall. 4) Consider meandering the straight pedestrian access walkways between Grand Avenue and the project site. 5) Acknowledge the secondary pedestrian accesses and consider paseos. 6) Have an obvious connection of the pedestrian walkways to the shuttle/bus stop. 7) The perimeter green spaces should: a) be visually open and appear like front yards; b) keep the pattern of the neighborhood on the front areas; c) not be fenced off; and d) not turn their back to the neighborhood's view. MASSING: 8) The Board appreciates the breaking-up of the massing along the perimeters but would like to see more to ensure that the massing patterns are similar to adjacent residential patterns across the street. 9) Consider reducing the massing along the perimeter to a more residential scale. 10) There was concern on the linearity of the three and two and one-half story units facing terrace one; consider softening or adding variations such as moving units back or articulating the walls. 11) The massing along Salsipuedes Street is acceptable as it reflects the existing commercial across the street. 12) The consistent rooflines should be differentiated to follow the neighborhood. 13) The Board appreciates placing the massing and simplicity on the center of the project and the variation and enhancements on the exterior.

STYLE: 14) The Board supports some architectural mix but would like to see more bungalow scale and style. 15) When Spanish architecture is used, a quirky Spanish-like bungalow style should be used similar to that found in the neighborhood. 16) A Subcommittee was established for the project, composed of Bartlett, Manson-Hing, and Six-alternate.

Action: Christoff/Bartlett, 4/0/0. Eichelberger stepped down.

CONCEPT REVIEW - CONTINUED ITEM

2. 308 PALM AVE

M-1 Zone

Assessor's Parcel Number: 031-342-009
Application Number: MST2003-00838
Agent: Christophe Zupsic
Owner: Edward Withey & Barbara Hobbs

(The proposed project involves a 955 square foot addition to an existing 2,108 square foot manufacturing building on a 6,815 square foot lot. Six parking spaces are proposed.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS RECEIVED.)

(4:50)

Christophe Zupsic, agent, and Jessica Grant, Project Planner, present.

Staff comment: Ms. Grant commented that the Environmental Assessment has not been completed. The project requires an archeological report.

Motion: Continued indefinitely to the Consent Calendar: 1) The landscape should include a palm on the pocket near the north elevation, vines on the outside of the wall, and cordyline in the two niches on the south side of the building. 2) Add pilaster-end columns to the high roof on the four corners so that the roof-tile is not continuous. 3) The windows shall be steel to read as traditional detailing. 4) Reshape the small windows with the crossed wrought iron on the east elevation to be more vertical in proportion.

Action: Christoff/LeCron, 7/0/0.

PRELIMINARY REVIEW

3. 217 SANTA BARBARA ST

HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-054-006
Application Number: MST2002-00521
Owner: Las Villas De Ortega, LLC
Architect: Garcia Architects

(The subject project consists of a one-lot subdivision. Proposal to construct two two-bedroom residential condominium units and four covered parking spaces on a 5,000 square foot parcel located at 217 Santa Barbara Street. The existing 1,560 square foot single-family residence, 338 square foot studio, and 209 square foot one-car garage are proposed to be demolished.)

(Preliminary approval of the project is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 062-03.)

(5:04)

Gil Garcia, Architect, and Bob Cunningham, Landscape Architect, present.

Motion: Preliminary approval of the project and indefinite continuance to the Consent Calendar with the following comments: 1) Final approval may be granted at the Consent Calendar review. 2) Provide changes to the sound-wall as per the Planning Commission resolution. 2) The front two arches on the north portion of the west elevation shall be lowered. 3) The elevations shall be appropriately labeled. 4) The exterior light fixtures shall be Spanish style.

Action: Pierron/Bartlett, 6/0/0. Eichelberger stepped down. Larson absent.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 601 E MICHELTORENA ST**

C-O Zone

Assessor's Parcel Number: 027-270-030
Application Number: MST2003-00827
Landscape Architect: Katie O'Reilly
Owner: Santa Barbara Cottage Hospital Foundation
Agent: Ken Marshall
Architect: Brian Cearnal
Architect: Peikert Group
Architect: Thompson Naylor Architects
Architect: Mark Wienke

(The proposed St. Francis Residential Project would remove the existing St. Francis Hospital buildings and construct 115 residential condominiums totaling 121,310 square feet that would be occupied by Cottage Hospital employees and garage and storage buildings totaling 64,496 square feet. The project is located on a 5.94-acre site. Planning Commission approvals required to carry out this project are expected to be a Tentative Subdivision Map, Lot Merger, Rezone to adjust the C-O/R-2 zone line to follow the proposed property lines, and Lot Area Modification. Under discussion will be the possible formation of an ad-hoc subcommittee to review the project.)

~~(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVALS.)~~

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 039-06.)

(3:30)

Present: Brian Cearnal, Architect; Joseph Andelitis, Architect; Gordon Brewer, Architect; Suzette Naylor, Architect; Mark Wienke, Architect; Tom Thompson, Cottage Hospital; Jan Hubbell, Senior Planner; Jaime Limón, Senior Planner.

Ms. Hubbell relayed the Planning Commission conditions of approval related to Design Review.

Mr. Cearnal requested ABR comments aimed at the projects next steps. Mr. Cearnal clarified that height by definition is related to existing grade (existing condition on site), that is where everything will be measured from; some buildings will be well below the 35 foot height limit because of grade conditions.

Public comment opened at 4:25 p.m. The following individuals provided written comments or spoke with concerns about the project.

- Jennifer Miller, noticing issue; Larry Girstein: size, and neighborhood incompatible; Shirley Campbell: traffic issues, incompatibility with the neighborhood; Lisa Ann Kelly: global warming, size, bulk, and scale. Steven Fountain: increased traffic, parking issues, and power lines.
- Sherry Rae McKinney: demolition of the structure, suggested adaptive reuse of the site.
- Tony Fisher, Attorney representing St. Francis Friends and Neighbors: density, possible violation of City's Zoning Ordinance, noticing issues, lack of prior ABR review and public comment, opposed to a subcommittee, size, bulk, and scale.
- Kellum DeForest: commended the mixed-use style, density, bulk, and scale, lack of setbacks.

- Jim Westby, St Francis Friends and Neighbors: suggested eliminating the modifications and tandem parking, suggested underground electric cables, opposed to a subcommittee.
- Susan Gerstein: sandstone soil, design changes may be required.
- Jan Winford: suggested reserved parking on Via Riviera.
- Judy McKee: density, neighborhood incompatibility.

Public comment closed at 4:56 p.m.

Jaime Limon, Senior Planner responded that public notices were sent to those individuals contained on the active interested party list, and stated that the case planner will be asked to verify that the project description is accurate. Mr. Limon cautioned against substitution of plans at public meetings and suggested that subcommittee meetings would facilitate comments, with actions taken at the Full Board, and added that a site visit could be scheduled. Mr. Limón stated that the Board's purview is focused on architecture; comments may indicate whether buildings appear massive and may suggest reducing the massing to an acceptable degree.

Straw Vote: How many Board members would prefer a Subcommittee? 2/5/0.

Motion: Continued three weeks to the Full Board with the following comments:

- 1) Overall, the project is well conceived with the variety of perimeter units and denser units at the interior.
- 2) A majority of the Board are in favor of continued review by the Full Board. One Board member suggested scheduling the review after the Board's recess.
- 3) A majority of the Board are in favor of first reviewing the site as a whole, with later review of individual building types.
- 4) Provide enlarged site plans and through site and building sections showing the balconies and their relationships to adjacent private yards. One Board member suggested that a 3-D representation would be beneficial for understanding height variations and their interrelationship.
- 5) Study better connectivity between the upper and lower areas of the site.
- 6) Provide more diversity and break up of the units to avoid the tract-like appearance.
- 7) Study a secondary access for units F and S.
- 8) Consider landscaping at the wall joining units F and S.
- 9) Provide a park-like open space for families. Preserve any significant trees on the site.
- 10) Provide 2 or 3 shuttle bus locations per Planning Commission direction.
- 11) Throughout the project large planters for significant trees should be provided wherever possible.
- 12) The Board requested study of the landscaping above the parking garage for the inclusion of significant planting elements.

Action: Zink/Mudge, 7/0/0. Motion carried. (Wienke stepped down.)

(Staff received a request from the applicant to be continued four weeks to June 11, 2007.)

**** THE BOARD RECESSED FROM 5:53 P.M. UNTIL 6:17 P.M. ****

CONCEPT REVIEW - CONTINUED ITEM**3. 601 E MICHELTORENA ST**

C-O Zone

Assessor's Parcel Number: 027-270-030
Application Number: MST2003-00827
Owner: Santa Barbara Cottage Hospital Foundation
Agent: Ken Marshall
Architect: Peikert Group
Architect: Thompson Naylor Architects
Architect: Mark Wienke
Architect: Brian Cearnal
Landscape Architect: Katie O'Reilly

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.)

(Third Concept Review.)

(THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006. THE PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 039-06.)

(5:37)

Present: Brian Cearnal, Architect; Ken Marshall, Agent; Irma Unzueta, Project Planner.

Ms. Unzueta gave the staff presentation, stating that the ABR's purview includes neighborhood compatibility, and the project's aesthetics and design.

Public comment opened at 6:11 p.m. The following people spoke with concerns about the project:

Susan Gerstein: concerned about seepage problems; standing water and mold.

Larry Gerstein: lack of neighborhood photos; incompatible with surrounding neighborhood; density.

Jim Westby: insufficient open space; absent Board members; environmental impacts of windows, furnaces, water usage.

Kellem de Forest: insufficient children's play area; underground parking; memorial location.

Tony Fisher, St. Francis Friends and Neighbors: criteria for comparing good architecture, children's play space, entry and exit from parking garage; landscaping to be revised; drawings not available to the public prior to the meeting; project is not ready for preliminary approval.

Jan Winford: concerned with vehicular circulation; covered shuttle stop will cut into the green space.

Acting Chair Sherry read written comments from Patrick (last name illegible) in support of the project.

Public comment closed at 6:25 p.m.

Mr. Limón clarified that the Board's purview is limited to the architectural forms, including building and residence types, and whether the architecture is acceptable for the proposed location. Any request for height and location changes must be based on unmet guidelines or site incompatibility.

Acting Chair Sherry requested clarification about approving specific portions of the project, such as the site plan. Mr. Limón responded that phasing the reviews is a possibility.

Motion: Continued indefinitely to the Full Board, with the following comments:

- 1) The Board appreciates the applicant resolving the previous concerns and is generally satisfied with the overall site plan with regard to the circulation, site layout, open yard space and overall massing.
- 2) The Board appreciates the amount of landscaping and the proposed connectivity of the open yard space throughout the project as an important aspect of the project, and looks forward to further development of the open space as an integral element to the project.
- 3) Continue studying locations and architecture of the proposed shuttle stops.
- 4) The Board appreciates and is comfortable with the woonerf design.
- 5) The Board appreciates the proposal to maintain the existing walls at Salsipuedes and Micheltorena Streets.
- 6) Continue developing and studying the individuality of each unit of the project, particularly addressing neighborhood compatibility with regard to the adjacent neighbors across public streets and access to each individual units from the public right-of-ways.
- 7) Continue studying units at the upper level for ways to break up the massing as much as possible.
- 8) Identify the market rate units and incorporate them into the overall architecture in a sensitive, non-segregated manner.
- 9) Continue studying each unit's private open yard areas, and how they are accessible and usable to the occupants.
- 10) The Board appreciates any "greening" of the project in accordance with Planning Commission's Conditions of Approval.
- 11) The Board looks forward to the break up of the massing of the retaining walls along California Street to the fullest extent possible.
- 12) The Board looks forward to further development and detailed drawings of the landscape plan addressing all proposed landscaping of the retaining walls.

Action: Aurell/Randy, 5/0/0. Motion carried. (Wienke stepped down. Manson-Hing and Mosel absent.)

***** THE BOARD RECESSED FROM 7:14 P.M. UNTIL 7:35 P.M. *****

DISCUSSION ITEM

4. Review and comment on the proposed updated Architectural Board of Review and Single Family Design Board Guidelines; Heather Baker, Project Planner.

(7:37)

Present: Heather Baker, Project Planner.

Public comment opened at 7:49 p.m. The following individual(s) spoke in opposition: Paula Westbury.
Public comment closed at 7:52 p.m.

Motion: Preliminary Approval and return to Consent Calendar with comments:

- 1) Skylights shall be very low profile and dark brown in color.
- 2) Applicant to provide a sample of type of paver to be used in the driveway and front entry.
- 3) Applicant to include a tree near west elevation of Unit 2 close to the entry.

Action: Aurell/Mosel, 5/0/0 (Wienke, Blakely absent, Boardmember Sherry stepped down).

PRELIMINARY REVIEW

6. 601 E MICHELTORENA ST

C-O Zone

Assessor's Parcel Number: 027-270-030

Application Number: MST2003-00827

Owner: Santa Barbara Cottage Hospital Foundation

Agent: Ken Marshall

Architect: Joe Andrulaitis/Cearnal Andrulaitis, LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006, AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.)

(Review of the Architecture.)

Time: 7:54 p.m.

Present: Joe Andrulaitis, Architect.

Public comment opened at 8:12 p.m. The following individuals/representatives spoke in opposition: Tony Fischer, for St. Francis Friends and Neighborhoods, Jan Winford, Jim Westby, Paula Westbury.
Public comment closed at 8:22 p.m.

Mr. Marshall clarified that the amount of requested modifications were reduced due to changes in the design.

Mr. Limon clarified that staff is currently in the process of preparing a staff report reflecting the changes to the site plans and project, and will verify with the Planning Commission whether they agree with staff on the substantial conformance issue.

Motion: Continued two weeks to the Full Board with comments:

- 1) Regarding the elevations in general, the Board would like to see the complete elevations where applicable and wherever there is a change in grade that we see the actual grade in relation to those elevations. The Board would like to see the elevations presented with the key plan of the site just the immediate context of that adjacent building where it shows the proximity of the streets surrounding building faces, walkway or adjacent street.
- 2) The Board would like to see any additional information to be presented or reported in the plans.
- 3) In general, all the long structures the Board advises breaking up all roof elements into simple roof elements, i.e., a vent chimney, etc.
- 4) In general, study the side elements for all units for the occasional decorative element using wrought iron, railings, or planter holders to give the side elements some variety.
- 5) A UNITS: Study the deck parapets for breaking up the solids facing of the deck parapets, such as perforations in the wall, possible variations, and heights of those parapets.
- 6) B UNITS: The 6-foot patio overhang seems unwieldy. Study articulation to alleviate that visual appearance. Study a simple wall element that may break up the symmetry of this unit.
- 7) R UNITS: Study side element to break up the flat sides.
- 8) S UNITS: This element seems a little simple, and needs street charm and character.
- 9) RS UNITS: Need to add elevations of Unit A and show grades and retaining walls, etc., show the change of elevations and break up elements.
- 10) RSS UNITS: Study breaking up long roof elements, and parapet wall for perforation or some other element to assist that those side elevations.
- 11) The Board continues to appreciate the applicant's site planning efforts, and looks forward to reviewing updated landscaping plans, the scale of the building plans, articulations, and elevation improvements.

Action: Zink/Aurell, 6/0/0 (Wienke, Blakely absent).

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

1. Ms. Bedard announced that Board member Wienke will arrive after Item #1, and will step down from Item #7.
2. Board member Mosel announced that he will step down from Item #4.

E. Subcommittee Reports.

No reports.

F. Possible Ordinance Violations.

No violations reported.

PRELIMINARY REVIEW

1. 601 E MICHELTORENA ST

C-O Zone

Assessor's Parcel Number: 027-270-030

Application Number: MST2003-00827

Owner: Santa Barbara Cottage Hospital Foundation

Agent: Ken Marshall

Architect: Joe Cearnal Andrulaitis, LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility.)

(THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006, AND BY CITY COUNCIL ON DECEMBER 19, 2006.)

(Review of the Architecture.)

Time: 3:45

Present: Joe Andrulaitis, Architect.

Public comment opened at 4:10 p.m. The following individuals/representatives spoke in favor or opposition:

Jim Westby, opposed.

Tony Fisher, opposed.

Cheri Rae McKinney, opposed.

Public comment closed at 4:16 p.m.

Motion: Continued two weeks to the Full Board with the following comments:

- 1) General Information: The Board would like to see the present state of the landscaping proposal and the tree removal proposals.
- 2) Applicant to verify the high fire requirement and update the elevations to suit the detailing.
- 3) J Building: study reducing the height of the building. One suggestion is to lower the plate height or the roof slopes.
- 4) The Board prefers having wood siding on the upper floor, as opposed to having wood siding on the ground floor with plaster above.
- 5) Front door at the lower covered entry: study aligning the door with the porch opening.
- 6) On the site wall between units J2 and S1, consider lowering the site wall to allow for a shorter height difference between the units.
- 7) M Units: the eastern most units facing California Street: study relocating the windows to the garages further away from the entries.
- 8) Study reducing or removing the walkway fingers adjoining the driveway guest parking to provide more landscaping area.
- 9) At the western most M Units: study relocation of the main entry doors to the units, to relate more to the pedestrian access.

Action: Mosel/Sherry, 6/1/0. Motion carried. (Wienke absent. Blakeley was opposed due to a continuing issue with the mass, bulk, and height of the upper section.)

FINAL REVIEW**2. 601 E ANAPAMU ST**

R-3 Zone

Assessor's Parcel Number: 029-142-019

Application Number: MST2007-00190

Owner: FAEC Holdings 390026, LLC

Applicant: Karen Quinn, BDC Management

(Proposal for a new landscape plan to include walkways, retaining walls, stairs, minor pool work, and removal of trees in the front setback.)

(Project Received Preliminary Approval on May 7, 2007. Final Approval is Requested.)

Time: 5:01

Present: Karen Quinn, Applicant; Katy Rogers O'Riley, Landscaped Architect; Rob Kooyman, BDC Management.

Staff comments: Jaime Limon provided the Board with background information clarifying that there was a stop work order, he stated that there was some confusion on the part of the property owner as to whether the work needed ABR review.

Tim Downey, City Urban Forest Superintendent, reported that he has been in discussion with applicant, and will work with the applicant and the Street Tree Advisory Committee for mitigation of the additional tree removal.

PRELIMINARY REVIEW**6. 601 E MICHELTORENA ST****C-O Zone**

Assessor's Parcel Number: 027-270-030
Application Number: MST2003-00827
Owner: Santa Barbara Cottage Hospital Foundation
Agent: Ken Marshall
Architect: Joe Cearnal Andrulaitis, LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.)

(First review of the Architecture of Units H-1, H-2, H-3, and review of landscaping.)

Time: 7:01

Present: Joe Andrulaitis, Architect; Ron Biscaro, Cottage Hospital System V.P./Project Manager.

Staff comment: Ms. Bedard reported that landscaping plans will not be reviewed at this time as the plans were not submitted in time to allow public review.

Public comment opened at 7:27 p.m. The following individual(s) spoke in favor or opposition:

Jim Westby: opposed.

Tony Fischer: opposed; concerned about the CUP of Villa Riviera.

Paula Westbury opposed.

Jan Winford: opposed.

Public comment closed at 7:34 p.m.

Motion: Continued two weeks to Full Board, with the following comments:

- 1) Restudy the H3 unit, and consider the width of the overhangs and closet bump-outs.
- 2) The Board requests clarification from staff as to whether the location and quantity of guest parking is adequate. There is concerned about the quantity of guest parking spaces being inadequate for the project, and the designation of 11 parking spaces for Villa Riviera and the mechanism by which those parking spaces will be separated from rest of project.
- 3) Restudy Shuttle Stop No. 2 for ease of use by putting the stop on the same side as the flow of traffic.
- 4) Include ridge heights on all drawings and informative site section with assumed natural grade and foot height.
- 5) Attempt to achieve a more natural design and avoid a "track-like" design.
- 6) The Board appreciates the number of reduction of modifications request on the project, itemization, and the increase in distance between buildings.

Action: Aurell/Sherry, 4/1/0. Motion carried. (Blakely opposed, Wienke and Manson-Hing absent.)

5) The Board looks forward to continued break up of the masses on all elevations, especially of the second-story, east elevation.

Action: Mosel/Mudge, 5/2/0. Motion carried. (Aurell absent. Zink, and Manson-Hing opposed: second-story requires greater a buffer from the property line due to elevation styling.)

PRELIMINARY REVIEW

2. 601 E MICHELTORENA ST

C-O Zone

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Agent: Ken Marshall
Architect: Cearnal, Andrulaitis, LLP

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(Review of landscaping.)

Time: 4:26

Presenters: Brian Cearnal, Architect; Joe Andrulaitis, Architect; Katie O'Riley-Rogers, Landscape Architect; Irma Unzueta, Project Planner.

Staff comment: Ms. Unzueta, Project Planner: reported that the 1989 Conditions of Approval for the CUP for Villa Riviera required 10 parking spaces; although 11 parking spaces are currently being provided, therefore, the applicant will be required to provide eleven spaces and signage indicating which spaces are designated specifically for the Villa Riviera facility. The Conditions of Approval also required that signage was to be provided directing deliveries to a location other than Grand Street. Ms. Unzueta stated that the current development proposal for workforce housing does not include Villa Riviera, nor does it include the R-2 lots above the proposed project site. The areas were included as part of the overall process for the project in order to adjust the zone line to follow the property line to avoid split zoning on the properties and to make the R-2 more confirming as to lot area, but are not a part of the current development project associated with workforce housing. With respect to questions regarding parking for the proposed project, Ms. Unzueta commented that an EIR was prepared for the project which analyzed the parking requirement and demand and concluded that 265 parking spaces proposed by the project exceeds the demand.

Public comment opened at 4:45 p.m. The following people spoke in favor or opposition:

Jan Winford, neighbor: opposed.

Paula Westbury, resident: opposed.

Tony Fisher, St. Francis Friends and Neighbors: opposed.

Public comment closed at 4:52 p.m.

Board comment: Mr. Mudge suggested forming a subcommittee for the review of the landscape. Mr. Manson-Hing suggested that the applicant provide 4 sets of landscape plans, with staff providing the fourth set Mr. Mudge for his review in advance of the meeting. It was the consensus that at future meetings the landscape and buildings will be reviewed together, with a fourth set of landscape plans submitted for Mr. Mudge's advance review.

Motion: **Continued two weeks to the Full Board with the following comments:**

- 1) As to the landscape: The Board appreciates the information presented by the applicant, and the applicant's request for additional information on requirements, in preparation for Preliminary Review.
- 2) Provide a larger scale landscaping plan showing all tree and plant species. Limit the use of palms as much as possible. Lawn on steep slopes is not encouraged.
- 3) Provide play areas wherever possible.
- 4) Provide larger presentations of the plaza and landscaping areas for review of finishes and paving patterns as they apply to the surrounding areas.
- 5) Provide the general contour of elevations or elevation changes of the landscaping areas.
- 6) Provide photographs of opposite streetscapes.
- 7) Provide images, and finish descriptions of guardrails, walls, and other details.
- 8) Provide paving layouts and systems, including: planting pockets, fences, walls, and privacy screens, such as hedges.
- 9) Provide significant trees in appropriate places to help relieve the visual building mass.

Action: Mudge/Sherry, 6/0/0. Motion (Aurell absent. Wienke stepped down.)

PRELIMINARY REVIEW

3. 929 E CANON PERDIDO ST

R-2 Zone

Assessor's Parcel Number: 029-315-010
Application Number: MST2007-00264
Owner: John Rodriguez
Architect: Jose Esparza

(Proposal to construct a 599 square foot two-story accessory dwelling unit and attached 287 square foot attached garage. There is an existing 1,193 square foot two-story single-family residence and attached 267 square foot one-car garage which will remain on the 5,000 square foot lot.)

(Preliminary Approval is requested.)

Time: 5:46

Presenters: Jose Esparza, Architect; Johnny Rodriguez and Robert Lua, Owners.

Staff comment: Jaime Limon, Design Review Supervisor, reported that there was a discrepancy of the project description concerning changes made to reduce the scale and scope of the project, and advised the Board to not take action until the item is properly placed on an agenda with a correct description.

Public comment opened at 5:57 p.m. The following people spoke in favor or opposition:

PRELIMINARY REVIEW**1. 1642 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-172-020

Application Number: MST2004-00713

Owner: Robert Whitehead

Applicant: Joaquin Ornelas

Agent: Green and Associates

(Proposal to construct a 1,017 square foot second-story addition and a 250 square foot interior remodel to an existing 1,733 square foot single-family residence located on a 7,753 square foot lot in the Appealable Jurisdiction of the Coastal Zone)

(Sixth Review Hearing.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND CONFORMANCE TO PLANNING COMMISSION RESOLUTION NO. 014-06.)

Item 1 was postponed indefinitely at the applicant's request.

****** THE BOARD RECESSED FROM 4:13 P.M. UNTIL 4:24 ******

PRELIMINARY REVIEW**2. 601 E MICHELTORENA ST****C-O Zone**

Assessor's Parcel Number: 027-270-030

Application Number: MST2003-00827

Owner: Santa Barbara Cottage Hospital Foundation

Agent: Ken Marshall

Architect: Cearnal, Andrulaitis, LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.)

(Review of K units and Landscaping.)

(4:25)

Present: Brian Cearnal, Architect; Joe Andrulaitis, Architect; Katie O'Riley-Rogers, Landscape Architect.

Public comment opened at 4:46 p.m. The following individual(s) spoke in favor or opposition:

Cheri Rae: opposed; concerns with buildings, shuttle, and landscaping.

Tony Fisher, representing St. Francis Friends & Neighbors: opposed. Documents submitted: Planning Commission Resolution for Villa Riviera, City of Santa Barbara solar photovoltaic pamphlet, photographs of several height elevations. Concerned with building height incompatibility.

Jan Winford: requested the board conduct a site visit. Documents submitted: photographs of vehicles in Villa Riviera entrance.

Sydney Siemens: opposed; concerns with exterior lighting.

Public comment closed at 4:58 p.m.

Mr. Cearnal requested that discussion focus on the new construction as repeated discussion of Villa Riviera is time consuming. Mr. Manson-Hing agreed that discussion will be confined to the ABR's purview as the Villa Riviera CUP is the Planning Commission's purview.

Motion: Continued two weeks to the Full Board with the following comments:

- 1) The preliminary landscaping plan appears to be going in right direction.
- 2) Further development of fences, guardrails, additional planting pockets at the base of retaining walls, exterior lighting, and refinement of the hardscape surfaces is encouraged.
- 3) Planting more significant trees at the northern perimeter of the upper lot is encouraged (at the central portion where the upper lot accesses the lower lot) to help mask the adjacent buildings. Study having a planter at the midway point of the central area stairs. Provide evidence that landscaping work has been coordinated with civil work to allow installation of significant trees.
- 4) Provide facilities enabling individual owners to install landscape irrigation.
- 5) Study consolidating the narrow landscape planters adjacent to parking areas for greater efficiency.
- 6) Return to Full Board for review of the upper lot architecture.

Action: Sherry/Mudge, 6/0/0. Motion carried. (Zink absent. Wienke stepped down.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 3885 & 3887 STATE ST

C-2/SD-2 Zone

Assessor's Parcel Numbers: 051-022-012 & 051-022-033

Application Number: MST2004-00801

Owner: George Armstrong for Cleo Purdy Trustee

Architect: Barry Berkus

(This is a revised project reducing the amount of commercial space and number of residential units. The project consists of a merger of two parcels, demolition of an existing 4,990 square foot motel and 22,250 square foot office building and the construction of new mixed-use three-story buildings. The project includes three commercial spaces (totaling 6,234 net square feet) and 44 residential units on a proposed lot of 62,331 square feet (1.43 acres). The residential units consist of thirty-one market rate one-bedroom units, one market rate studio unit, nine middle-income and one upper-middle income affordable one-bedroom units. A total of 109 parking spaces are proposed (82 underground and 27 surface spaces).

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF THE TENTATIVE SUBDIVISION MAP.)

(5:45)

- 8) Reduce the back portion of the roof ridge of the rear unit south elevation. Study the plate height.

Action: Zink/Mosel, 6/0/0. Motion carried. (Manson-Hing and Sherry absent.)

*** THE BOARD RECESSED FROM 7:53 P.M. UNTIL 7:55 P.M. **

Board member Mudge served as Acting Chair for the review of Item #7.

PRELIMINARY REVIEW

7. 601 E MICHELTORENA ST

C-O Zone

Assessor's Parcel Number: 027-270-030

Application Number: MST2003-00827

Owner: Santa Barbara Cottage Hospital Foundation

Agent: Ken Marshall

Architect: Cearnal, Andrulaitis LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.)

(Review of architecture for units H, J, K, and M and review of proposed site landscaping.)

(7:55)

Present: Brian Cearnal, Architect; Joe Andrulaitis, Landscape Architect.

Public comment opened at 8:07 p.m. The following individual spoke in favor or opposition: Tony Fisher, St. Francis Friends and Neighbors: lack of public comment due to expected postponement; Villa Riviera is part of the same subdivision; tenant landscaping uncertainties. Public comment closed at 8:12 p.m.

Motion: Continued two weeks to the Full Board with the following comments:

- 1) The composition and variety of styles are appropriate. The expression of individual styles going in right direction, but needs further development.
- 2) Return with the lower portion of the site in 16th inch scale. And return with quarter inch scale elevation drawings.
- 3) Provide a preliminary landscape plan.

Action: Zink/Blakeley, 5/0/0. Motion carried. (Wienke stepped down. Manson-Hing and Sherry absent.)

Item #4 and #5: suggested change: due to potential conflict, consider reordering.

Item #4: concern: "sufficient" is too subjective.

Item #4: suggested change: development will have sufficient landscaping or other outdoor features.

Motion: Refer to the Ordinance Committee for adoption with the following comments:

The Board has some trepidation concerning the actual wording and ramification thereof, and wishes to review a revision based on its concerns, such as: 1) Duplicity of the item numbering and other frictional relationships between items; renumber item 5 as new item 1, renumber current items 1 through in sequence; 2) There is concern with the subjectivity of item 4 and how it relates to the use of "sufficient" 3) Identify specific resources in item 4.

Action: Zink/Mosel, 6/0/0. Manson-Hing/Aurell absent.

PRELIMINARY REVIEW

1. 601 E MICHELTORENA ST

C-O Zone

Assessor's Parcel Number: 027-270-030

Application Number: MST2003-00827

Owner: Santa Barbara Cottage Hospital Foundation

Agent: Ken Marshall

Architect: Cearnal, Andrulaitis LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility.

(THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.)

(Review of architecture for units A, B, D, F, O, and P and review of proposed site landscaping.)

(4:03) Board member Mudge served as Chair for the review of Item 1.

Presenters: Joe Andrulaitis, Architect; Brian Cearnal, Architect; Katie O'Riley-Rodgers, Landscape Architect.

Public comment opened at 4:15 p.m.

Tony Fisher, St. Francis Friends and Neighbors: Buildings appear larger/taller than envisioned; need to know the building composition; shuttles and solar are not displayed on drawings; density is not compatible with Santa Barbara.

Public comment closed at 4:22 p.m.

The presentation resumed with a review of the architecture.

Public comment reopened at 4:56 p.m.

Kay Hoffman, resident: requested that view blocking trees not be planted.

Judy Orias, resident: ABR should specify size of trees planted, and what is surrounding the trees; look for porous material around the trees.

A letter from Paula Westbury, in opposition, was acknowledged.

Public comment closed at 5:00 p.m.

Motion:

Continued two weeks to Full Board with the following comments:

- 1) **Unit A:** restudy the detailing and fenestration on the south elevation corners and ensure adequate landscaping.
- 2) **Site design:** a) reduce parapet walls, railing heights, and retaining walls where ever possible. Reduce the visual mass and height where ever possible, and look for general design throughout the site in that regard and application can elaborate where this will not occur for specific reasons; b) ensure walkways align appropriately with buildings architecture; c) consider signage to announce the park; d) restudy reducing stairway widths; e) restudy the project core between F units to vary heights of planters and enhance the pedestrian experience; f) include vines near stairwells to soften wall heights; g) include cascading in the planters.
- 3) **Unit B:** a) there is concern with the absolute symmetry of Building B, look for elements to avoid that condition; landscaping (such as trees) is an option to break the symmetry.
- 4) **Unit D1:** study the front elevation entry doorways to unit D1 to provide shelter from the weather.
- 5) **Unit D2:** a) side elevation appears too thin; look for ways of providing more articulation; b) front entry to provide covered protection for pedestrian; c) provide a color scheme.
- 6) **Unit D3:** a) side elevation appears too thin; look for ways of providing more articulation; b) front entry to provide covered protection for pedestrian; c) provide a color scheme; d) study the gable end architectural element of the upper portion for compatibility with the roof finish.
- 7) **Unit F1:** a) study the covered entry; b) show the elevations without the fencing; c) restudy the height of the planter walls.
- 8) **Unit F2:** a) side elevation appears too thin; look for ways of providing more articulation; b) front entry to provide protection for pedestrian; c) provide color scheme. d) study the gable end architectural element of the upper portion for compatibility with the roof finish; e) restudy the window proportions of the side elevation.
- 9) **Lower H3 Unit:** a) study the roof fascia details for bungalow authenticity; b) provide accurate siding dimensions; c) refine the base elevation.
- 10) **Unit O1:** a) spread out the balcony windows; b) provide privacy walls at the porch; c) study the rear elevation dormer vents; d) study the shingles between the first and second floors on all side elevations for banding or other similar architecture element; e) match the door trim to the window trim.

- 11) **Unit O2:** a) spread out balcony windows b) provide privacy walls at the porch; c) study dormer vents of rear elevation; d) two-story shingles on side elevation, e) study for banding or similar architecture elements; f) door trim to match the window trim; g) depict siding in the same dimension; h) study using a different window trim on some units.
- 12) **All O Units:** create a base at the porch of all O units.
- 13) **Unit O3:** a) study the dormer as wood element; b) study breaking up the front patio; c) study the door trim for compatibility with window trim.
- 14) **Unit P:** a) restudy the front elevation of second floor; b) the Board prefers high-quality garage doors; c) update front elevations for door entries; d) study banding or similar architectural element; e) resolve the porch roof element for integration with the main house roof; f) show entry doors to side yard at south elevation of unit P.
- 15) **Unit R:** a) study the front elevation for a covered entry element; b) study the kitchen window for a porch element.
- 16) **Unit S1:** a) study the front elevation for a covered entry element; b) remove fences from elevation;
- 17) **Unit RS1:** a) study the front elevation for a covered entry element; b) remove fences from elevation; c) verify accuracy of elevations.
- 18) **Unit RS2:** a) study the southeastern corner on the upper two floors for articulation and for architectural interest as a gateway element; b) at the railing at east elevation where pedestrian walkway ascends the site; c) study the eastern railing detailing; d) reduce the amount of blank wall; e) study adding clinging vines.
- 19) **Unit RSS:** a) study the trash enclosure; b) study the kitchen/balcony element; c) limit walls to six feet high wherever possible; d) study the front elevation for covered entry element at front door; e) study the pedestrian entry detailing to be more inviting, one solution is a landscape vine element.
- 20) The Board appreciates the complete drawings, and the presentation of each unit.

Action: Manson-Hing/Blakeley, 6/0/0. (Aurell absent; Wienke stepped down.)

*** THE BOARD RECESSED FROM 7:06 UNTIL 7:24 P.M. ***

CONCEPT REVIEW - NEW ITEM

2. 400 BLK SHORELINE DR

P-R/SD-3 Zone

Assessor's Parcel Number: 033-120-0RW
Application Number: MST2006-00357
Owner: City of Santa Barbara
Designer: Penefield and Smith
Agent: Lisa Arroyo

(Proposal to construct a concrete crosswalk and accessible ramps, to widen the existing sidewalk to 12 feet for multipurpose pathway connection to beachway, and to install pedestrian crossing signal on Shoreline Drive at Pershing Park bike path (across from Los Banos Pool). This project received a Coastal Exemption.)

(Action may be taken if sufficient information is provided.)

(7:24)

(8:36)

Present: Mark Shields and Fred Malear, DesignArc.

Public comment opened at 8:41 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval of the Architecture and Landscaping with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and return to Consent Calendar with the following comments:

- 1) Provide a revised landscaping plan that complies with the High Fire District requirements for tree spacing and placement.
- 2) The Board finds the project complies with Staff Hearing Officer Resolution No. 042-07.

Action: Mosel/Aurrell, 6/0/0. Motion carried. (Manson-Hing/Sherry absent.)

PRELIMINARY REVIEW

8. 601 E MICHELTORENA ST

C-O Zone

(7:10)

Assessor's Parcel Number: 027-270-030

Application Number: MST2003-00827

Owner: Santa Barbara Cottage Hospital Foundation

Agent: Ken Marshall

Architect: Cearnal, Andrulaitis LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility.)

(THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.)

(Third review of architecture of upper site units H1, H2, H3, J1, J2, K1, K2 and M.)

(8:51)

Present: Brian Cearnal, Architect; Joe Andrulaitis, Landscape Architect.

Public comment opened at 9:03 p.m.

Tony Fisher: submitted written comments. Villa Riviera and parking are on separate lot. The Municipal Code states ABR is required to review parking design for any project. The Zoning Ordinance states parking must be on the same lot. The project is no longer compatible with the neighborhood, the number of smaller buildings has decreased, while number of larger has increased.

Public comment closed at 9:11 p.m.

Motion: Continued two weeks to the Full Board with the following comments:

- 1) The applicant's response to the Boards previous comments is appreciated.
- 2) **H1 Units:** restudy to be more craftsman/bungalow and less symmetrical.
- 3) **K2 Units:** rectify the floor plans and elevations, specifically regarding the front door on the middle unit.
- 4) **K3 Units:** restudy the 2-story element at the street to pull back and give more play to the elevation. Provide more animation to the third floor.
- 5) **M Units:** provide additional eave detailing. Eliminate inconsistencies in the elevations.
- 6) Staff is requested to review and present a tabulation of the original square footage approved by Planning Commission versus new square footage.
- 7) The Board appreciates the applicant working to increase open space by creatively finding solutions to minimize footprint on the site. The Board thanks the applicant for providing sections through the potentially tallest areas in relation to the setbacks.

Action: MoselAurell, 5/0/0. Motion carried. (Wienke stepped down. Manson-Hing/Sherry absent.)

I. THE FULL BOARD MEETING ADJOURNED AT 9:57 P.M.**CONSENT CALENDAR****CONTINUED ITEM****A. 4 W CALLE LAURELES****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-121-017

Application Number: MST2007-00508

Owner: Trust Agreement

Business Name: Zenspa

Applicant: Audrey Swanson

(Proposal for a new storefront awning. Awning signage to be reviewed under separate permit.)

(Action may be taken if sufficient information is provided.)

Final Approval as originally submitted November 12, 2007 with the comment that the open ended awning with wrought iron end support similar to the photo file is also acceptable.

b) An appeal of 601 Anapamu Street will be heard at Council on January 29. Board member Mudge will attend the hearing.

3. Chair Wienke announced that he will step down from Items 1 and 2. He reported that Member Mudge will step down from Item 4.

H. Subcommittee Reports.

No subcommittee reports.

I. Possible Ordinance Violations.

Chair Wienke reported building façade renovations are taking place at La Cumbre Plaza Mall that might not have not been reviewed by the ABR. Mr. Limon replied the projects might have received approvals at Consent Calendar. He will contact the mall manager to go over the project reviews and report back to the Board.

Public comment: Katy O'Riley-Rogers, Landscape Architect reported that the London Plane trees specified in the approved landscape plan for La Cumbre Plaza Mall were replaced with four King Palm trees along the parking lot side of the extended sidewalks.

PRELIMINARY REVIEW

1. **601 E MICHELTORENA ST**

C-O Zone

Assessor's Parcel Number: 027-270-030

Application Number: MST2003-00827

Owner: Santa Barbara Cottage Hospital Foundation

Agent: Ken Marshall

Architect: Cearnal, Andrulaitis, LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility.)

(THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.)

(Preliminary Approval of project is requested. Substantial Conformance determination is required by Community Development Director.)

(3:25)

Present: Brian Cearnal, Architect; Joe Andrulaitis, Architect; Katy O'Riley-Rodgers, Landscape Architect; Irma Unzueta, Project Planner.

Ms. Unzueta provided staff comments related to Substantial Conformance and stated that the project requires a courtesy review by the HLC prior to receiving Preliminary Approval by the ABR.

Public comment opened at 5:23 p.m.

- Tony Fisher, representing St. Francis Friends and Neighbors, opposed. Submitted in writing his comments to the HLC. HLC is to be involved in review of neighborhood compatibility, site design, and architecture. Concerned that ABR did not receive accurate data earlier.
- Dale Francisco, HLC approval is called out in PC condition's of approval, therefore Preliminary Approval cannot be granted.
- Sydney Siemens, opposed. Concerned with loss of views, potential view of new roof tops, density, and potential decreased property values.

Public comment closed at 5:37 p.m.

Member Zink requested staff provide a flow chart of all Boards involved in the project.

Member Sherry requested that staff verify the project's substantial conformance.

Continued two weeks to the Full Board with the following comments:

- 1) Site: a) study the planter heights for the total effect, especially between the private outdoor spaces. Dividing plants can remain at their proposed height; consider reducing the heights of those within private spaces. b) Provide information on surface finishes of exterior stairs and walkways. c) The Board looks forward to reviewing the refined landscaping redesign, with planters and shrubs, etc.
- 2) Overall project: provide cut sheets of garage and entry doors.
- 3) Unit B: add another (psidium) tree to the west elevation.
- 4) Unit D1: continue refining the covered entry in relation to the elevator shaft structure and planters.
- 5) Unit D2: continue to refine/restudy the proportions of the plaster corbelling at the entries.
- 6) Unit D3: continue to refine/restudy the proportions of the plaster corbelling at the entries.
- 7) Unit F1: restudy the proportion of the covered entries for extension compatibility with planters and/or grade.
- 8) Unit F2: no comment.
- 9) Lower H3 Unit: lower the second floor plaster portion of the guardrail area at the back elevation.
- 10) Unit O1: study the location of the roof corbels to window. Use a stone base at columns and at railing.
- 11) Unit O2: no comment.
- 12) Unit O3: eliminate the wood band at the elevations.
- 13) Unit P: use a stone base at columns and railings.
- 14) Unit R: no comments.
- 15) Unit S1: continue refining the covered entries.
- 16) Unit RS1: no comment.
- 17) Unit RS2: no comment.
- 18) Unit RSS: lower the highest stone wall portion at the rear elevation and have an open metal railing. Study the street elevation for an optimum landscaping experience for the pedestrian against the high walls.
- 19) Review of the November 19, 2007 ABR comments for units H, J, K and M, as well as public comment, is continued to the next ABR meeting.

Motion: Preliminary Approval and return to Full Board with the following comments:

- 1) The Board prefers the Option 2 railing design as presented.
- 2) Consider a wearing surface on the bridge.
- 3) Coordinate the sidewalks for scoring design.
- 4) Consult with neighbors for the fence types along the banks.
- 5) Indicate on plans that the faux sandstone will be sandstone color.

Action: Sherry/Mosel, 5/0/0. Motion carried. (Blakeley, Mudge, Wienke absent.)

PRELIMINARY REVIEW**3. 601 E MICHELTORENA ST****C-O Zone**

Assessor's Parcel Number: 027-270-030

Application Number: MST2003-00827

Owner: Santa Barbara Cottage Hospital Foundation

Agent: Ken Marshall

Architect: Cearnal, Andrulaitis LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility.

(THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.)

(Preliminary Approval of project is requested. Substantial Conformance determination is required by Community Development Director.)

(4:44)

Present: Brian Cearnal, Architect; Joseph Andrulaitis, Landscape Architect. Irma Unzueta, Project Planner, City of Santa Barbara.

Staff Comment: Ms. Unzueta provided the Board with a copy of HLC's draft minutes and announced that Historic Landmarks Commissioners LaVoie and Murray were present to answer questions. Staff is continuing to evaluate square footages to determine substantial conformance.

Public comment opened at 5:17 p.m.:

Sydney Siemens: concerned about loss of views; parking lot lights; parking lot activity, dumpsters.

Public comment closed at 5:22.

Historic Landmark Commissioner Comments:

William LaVoie reported that the HLC is aware of the pattern in the bungalow area having building widths at approximately 35 feet, after a reduction for setbacks. Density is compatible with the neighborhood, site planning is good; requested more prominence for the historical commemoration; HLC liked the landscape plan, particularly the diversity of planting materials to appear planted over

time; canopy trees should be of substantial size and dense. Smaller scale for the R Units on California Street is preferred, suggested reading as 2 units. The Spanish style buildings appear compatible with the neighborhood; consider simplification of the roof forms to reduce appearance of building mass.

Femina Murray suggested historical commemoration of the site. The public entering the site should immediately be made aware of the history of the site with a statue of St Francis, incorporating the history of St Francis Hospital.

Public Comment reopened at 5:29 p.m.

- 2) Gary Hoffman: project has changed from that approved by PC in 2006; cut has increased; scope has increased.
- 3) Jan Winford: concerns about the park space, density; loss of green space to the woonerf; drainage; parking violations at Villa Riviera (submitted photographs of Villa Riviera).
- 4) Robert Cibull: commended the ABR. Concerned with density.
- 5) Kellem de Forest: suggested project return to Council for updated review before an appeal is filed; finalize memorial park prior to substantial conformance; craftsman style window treatment is odd.
- 6) Jim Westby: ABR should read the EIR; revised project requires EIR by law; HLC did not receive adequate time to review the project; lack of compatibility with the neighborhood; lack of grading plans (submitted written comments).
- 7) Cheri Rae McKinney: significant amount of excavation; EIR study is needed; health effects of truck trips; further review by City Council.
- 8) Michael Self for Scott Wenz (CAB): traffic issues; insufficient off street parking; increased air pollution; street pattern will harm local environment (submitted written comments).
- 9) Michael Self, Santa Barbara Safe Streets: concerned about plan changes; negative impact of heavy traffic; lack of cross town arterial roads, safety study is needed (submitted written comments)
- 10) Russ Jones: concerned about density.
- 11) Tony Fisher: concerned that ABR and HLC have not read the EIR and Council approved Resolution and plans; lack of a grading plan (submitted: neighborhood photographs, and drawn changes to the parking garage).
- 12) Clay Cole: supports the notion of housing for hospital staff, but is concerned with density; concerned that critical stages are being rushed; increased excavation; EIR does not address proposed changes; HLC did not have sufficient time and material to address the project.
- 13) Mike Cahill: requested consideration be given to previous speaker's comments.
- 14) Letters from Walter Stein, Steve Dowty, Lisa Ann Kelly, Jennifer Miller, Jacques Habra, Paula Westbury, Dee Duncan, Chris and John McKinney, Walter and Jean Stine, were acknowledged.

Public comment closed at 6:09 p.m.

Motion: Preliminary Approval of the project and continued indefinitely to the Planning Commission for substantial Conformance with return to Full Board for an in-progress review with the following comments:

- 1) H1 Units: a) Make the column bases stone finish; b) Make the porch supports and porch surround walls stone finish.
- 2) K2 Units: Thicken the entry porch support walls at the middle unit.
- 3) K3 Units: Reduce/open the corner unit patio wall to reduce the wall mass.
- 4) M Units: a) Provide eave detailing; b) Provide details of the support brackets to the cantilevered floor areas.
- 5) Unit R: Continue to study minimizing the amount of visible retaining wall, including the use of landscape. Studying moving back the garage.

- 6) Along the street interfacing with rest of community, the landscape plan for street trees shall be of a substantial size and maturity to blend with the existing neighborhood.
- 7) The Board would prefer to see landscaping, particularly at street frontage, which further individualizes the units giving an individual strength to the streetscape.
- 8) The Board has worked hard with the applicant to design a project of 115 units, at 121,310 square feet, approved by City Council, and feels they have achieved a residential project that artistically will blend into the city's fabric.

The following ABR comment numbers 1 through 18 from 1/14/08 meeting are made a part of this motion:

- 1) Site: a) study the planter heights for the total effect, especially between the private outdoor spaces. Dividing plants can remain at their proposed height; consider reducing the heights of those within private spaces. b) Provide information on surface finishes of exterior stairs and walkways. c) The Board looks forward to reviewing the refined landscaping redesign, with planters and shrubs, etc.
- 2) Overall project: provide cut sheets of garage and entry doors.
- 3) Unit B: add another (psidium) tree to the west elevation.
- 4) Unit D1: continue refining the covered entry in relation to the elevator shaft structure and planters.
- 5) Unit D2: continue to refine/restudy the proportions of the plaster corbelling at the entries.
- 6) Unit D3: continue to refine/restudy the proportions of the plaster corbelling at the entries.
- 7) Unit F1: restudy the proportion of the covered entries for extension compatibility with planters and/or grade.
- 8) Unit F2: no comment.
- 9) Lower H3 Unit: lower the second floor plaster portion of the guardrail area at the back elevation.
- 10) Unit O1: study the location of the roof corbels to window. Use a stone base at columns and at railing.
- 11) Unit O2: no comment.
- 12) Unit O3: eliminate the wood band at the elevations.
- 13) Unit P: use a stone base at columns and railings.
- 14) Unit R: no comments.
- 15) Unit S1: continue refining the covered entries.
- 16) Unit RS1: no comment.
- 17) Unit RS2: no comment.
- 18) Unit RSS: lower the highest stone wall portion at the rear elevation and have an open metal railing. Study the street elevation for an optimum landscaping experience for the pedestrian against the high walls.

The following HLC draft comments, from HLC Courtesy Review on 1/23/08, Numbers 1 through 14 are made a part of this motion:

- 1) **Neighborhood compatibility**: As to land use and scale, an aerial photograph of the neighborhood would be useful and should be provided to the HLC if the project is reviewed again by the Commission.
- 2) The site planning was well received, with the concern for the density being compatible with the neighborhood, particularly the Bungalow Haven neighborhood to the south.

- 3) As the project proceeds, would like to see that the reviewing bodies allow for the refinement in the design development; even with the apparent loss of some landscape areas and an increase in building area. The design is improved by these changes.
- 4) The pedestrian access through the center of the site, reminiscent of existing historical access to the Riviera, is supportable.
- 5) Would like to see the conservation of topsoil and, as the plan develops, a balance of cut-and-fill to minimize the impact of dirt transportation through the neighborhood.
- 6) There are concerns about the upper parking lot location and its potential use by visitors and users of the property.
- 7) **Historical commemoration:** Would like to see it in a more prominent location and recommend the acquisition of a statue of St. Francis. (The statue referenced was the "Stigmata of St. Francis of Assisi" by Francis Minturn "Duke" Sedgwick.) The commemoration should incorporate the history, importance to the community, photographs, and, in particular, the connection of people and personal stories to the former hospital site.
- 8) **Landscape:** The palette should incorporate more drought-tolerant species; and add eucalyptus, pepper, and carob trees.
- 9) Add more variety of trees to the podium level trees.
- 10) Would like to see more landscape screening in a significant way for the upper parking lot location.
- 11) Landscaping on the perimeter is extremely important in *neighborhood compatibility*, particularly the incorporation of canopy trees.
- 12) The Commission supports the proposal to incorporate a variety of landscaping as though the neighborhood was built over time.
- 13) Supports the combining of units into groups so that more landscape area is available.
- 14) **Architecture:** The Commission supports the organic mix of styles and finds the Spanish Village scale perhaps more compatible with the neighborhood than the Craftsman style.

The ABR appreciates HLC's comments concerning the size and scale of the buildings, roof forms, massing of the Spanish style units, the asphalt shingle roofing on the Spanish style building, unit R, the amount of retaining wall exposed to the street; these topics will be addressed in future meetings.

Action: Zink/Mosel, 5/0/0. Motion carried. (Blakeley, Mudge, Wienke absent.)

*** THE BOARD RECESSED FROM 7:01 UNTIL 7:33 P.M. ***